

April 2013

# Concrete Reinforcer

A Publication of the Chicago Chapter ICRI



**CHICAGO CHAPTER**

EDUCATION COMMUNICATION PARTNERSHIP

## THIS ISSUE:

- **DINNER MEETING ANNOUNCEMENT:**  
Combining Existing Technologies to Create Greener Buildings and Cut Costs
- **4TH ANNUAL ICRI CHICAGO CHAPTER CHICAGO CUBS ROOFTOP OUTING**
- **SPRING CONVENTION**
- **18TH ANNUAL ICRI CHICAGO CHAPTER GOLF OUTING**
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- **ICRI CHICAGO CHAPTER MEMBER NEWS**
- **ICRI CHICAGO CHAPTER MEMBER SPOTLIGHT: BUILDING TECHNOLOGY CONSULTANTS, PC (BTC)**
- **WORLD OF CONCRETE**
- **PHOTOS:**  
February Dinner Meeting  
World of Concrete  
Chapter Member News  
Chapter Member Spotlight





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## CALENDAR OF EVENTS

## APRIL

- 23 **Dinner Meeting: Combining Existing Technologies to Create Greener Buildings and Cut Costs**  
*Carmichael's Chicago Steak House  
Chicago, IL*

## MAY

- 1 **Scholarship Application Deadline**
- 20 **Scholarship Award Announcement**

## JUNE

- 6 **18th Annual Scholarship Golf Outing**  
*Indian Lake Resort  
Bloomington, IL*

## SEPTEMBER

- 6 **4th Annual Chicago Chapter Cubs Rooftop Event at Skybox on Sheffield**

## NOVEMBER

- 13-15 **ICRI 2013 Fall Convention.**  
**"Looking Back"- ICRI Celebrates its  
25th Anniversary**  
*Chicago, IL*

## OUR ASSOCIATION...

ICRI, the only association in the concrete industry devoted solely to repair and restoration, publishes a bimonthly magazine and technical guidelines for concrete repair, and cosponsors the World of Concrete. Local chapters provide regional networking opportunities. Worldwide membership include contractors, manufacturers, engineers, distributors, owners, and other professionals with a common goal: prolonging the useful life of concrete through quality repair, restoration, and protection.

## OUR MISSION...

The mission of the International Concrete Repair Institute is to be a leading resource for education and information to improve the quality of repair, restoration, and protection of concrete and other structures in accordance with consensus criteria.



## LETTER FROM OUR PRESIDENT



Although spring has officially arrived, most of us will agree Punxsutawney Phil got his prediction wrong. As we wait for the weather to break we do our best to keep busy. Contractors are readying their machines, and manpower. Material manufacturers are producing their products, and suppliers are stocking their shelves. I get the sense that once it gets warmer things are going to take off. This year is different than last in that we already had a month of decent weather. Everyone had something in the fire at that point. Now we just wait for Contracts, and Purchase orders.

Our chapter has also been keeping ourselves busy over this time. Our program committee has come up with engaging topics for our dinner meetings. Our Social committee has been finalizing our annual Golf Outing, and Cubs rooftop event. This committee also is involved with hosting our National Fall Convention. Seminars has been plugging along with topics for this year's seminar. Not to mention Communications who has been doing a great job of updating our Website. Every Committee is fully engaged preparing for this year. I mention this because I would love our members to take a moment and look at our website, especially our calendar of events. Every event whether it is educational, or social relies on the contributions of our members. I again challenge everyone to contribute. Attend our meetings, come to our events. Make your voice heard; it is your voice that shapes our chapter. I look forward to seeing all of you throughout this year.

Sincerely,  
Jeff Zeitler



**CHICAGO CHAPTER 2013 OFFICERS & DIRECTORS**

The 2013 Chicago Chapter Officers and Directors are already hard at work under the leadership of our new President, Jeff Zeitler.

- |                  |  |                       |  |
|------------------|--|-----------------------|--|
| <b>President</b> | Jeff Zeitler<br>CCS<br>773-507-6858<br>jzeitler1014@gmail.com                    | <b>Vice President</b> | Alex Szatanek<br>Thornton Tomasetti, Inc.<br>312-848-1487<br>aszatanek@thorntontomasetti.com |
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- Advertising Opportunities
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**www.icri.org**  
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## ICRI CHICAGO CHAPTER CONTRACTOR SPOTLIGHT: BUILDING TECHNOLOGY CONSULTANTS, PC (BTC)

### COMPANY PROFILE:

Founded in 2001, Building Technology Consultants, PC (BTC) is a professional consulting firm specializing in the evaluation and repair of building envelope components, structural systems, architectural elements, and historic preservation. From its office in Arlington Heights, Illinois, BTC has completed over 750 projects throughout the United States and Canada including high-rise buildings, parking garages, shopping malls, educational facilities, hotels, libraries, condominiums, medical facilities, athletic arenas, and historic buildings.

BTC offers extensive forensic expertise and testing capabilities for evaluating and solving water leakage and moisture-related issues through roofing, waterproofing, and exterior wall systems; structural distress and failures; historic preservation; and architectural consulting. Our clients include building owners and managers, law firms, design firms, developers, contractors, and community associations who seek to resolve construction related disputes, or to solve building envelope and structural problems. BTC has been a proud member of ICRI for over a decade.

### REPRESENTATIVE PROJECTS:

#### Buttress and Exterior Facade Repairs - Alice S. Millar Chapel, Northwestern University Award of Merit, Masonry Category – ICRI, 2011

Alice S. Millar Chapel is a steel frame structure built in 1962. The exterior facade at this religious facility is clad in lannon stone, buff limestone, and bluestone. Full-height 60-foot tall buttresses are located at each corner of the building and along the east and west elevations.

Due to significant cracking of mortar joints and displacement of lannon stone at the corner buttresses, BTC was requested to perform an evaluation of the exterior facade. This evaluation indicated that the observed deterioration was due to severe freeze-thaw damage of the back-up brick masonry within the buttresses. BTC prepared repair details and specifications for rebuilding the deteriorated buttresses with freeze-thaw resistant back-up masonry, stainless steel ties and anchors, and properly configured through-wall flashing.

BTC also provided bidding assistance and construction contract administration services during the construction phase of the project. During construction, locations of inadequate support for back-up brick at sloped roof surfaces were identified. Supplemental buttress support was designed and installed at these locations. The project was substantially completed in December 2010.



#### 3950 North Lake Shore Drive - Exterior Facade Repairs

The 3950 North Lake Shore Drive Buildings consists of three 23-story concrete framed buildings, all connected at the ground floor by lobby and parking garage areas. The buildings were constructed in the mid-1950s. The facades of the buildings consist of brick masonry, aluminum framed windows, and metal covers over the window sills. The concrete roof slabs project past the face of the masonry walls at several locations on all three buildings.

An investigation of the complete building enclosure system, performed by BTC, indicated extensive delamination at the undersides of the concrete roof overhangs due to the expansion of corroded reinforcing steel. There were areas that were fully delaminated, creating imminently hazardous conditions. BTC designed steel shoring to immediately stabilize these locations. Significant cracking was detected at brick masonry spandrel panels. BTC determined that the cracks were due to deflection caused by creep at concrete support beams. Portions of masonry spandrel panels were deemed imminently hazardous and were immediately stabilized.

The repair phases of this project were spread over a four-year period to allow the building owner to budget the work. BTC developed details and specifications for the complete rehabilitation of the building enclosure system. Repairs included completely rebuilding concrete roof overhangs and installing vertical control joints at masonry spandrel panels to allow for deflection at concrete support beams. BTC also provided bidding assistance and is performing field observation services during the construction phase of the project.

*(Continued on page 7)*

## ICRI CHICAGO CHAPTER CONTRACTOR SPOTLIGHT: BUILDING TECHNOLOGY CONSULTANTS, PC (BTC) (CONTINUED)

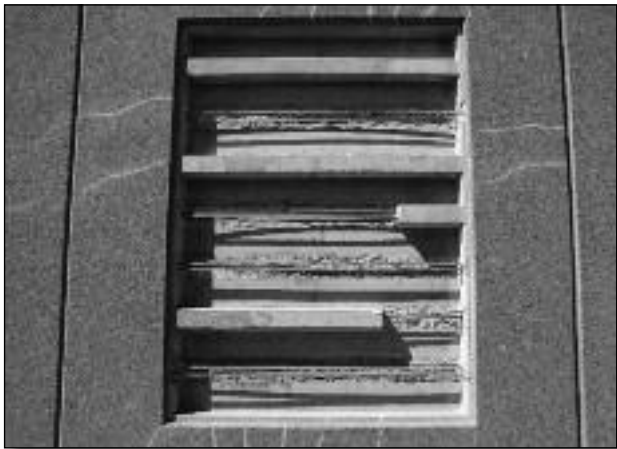
### Metropolis Condominium Building – Parking Garage Repairs

The Metropolis Condominium Building is a 23-story steel frame building constructed in 1912. The building was renovated and converted to condominiums in 2006. As part of the renovation, the 3 basement levels were retrofitted with ramps for use as an underground parking garage.

The garage is primarily constructed of concrete-encased steel beams and columns. The suspended floor systems consist of a combination of cast-in-place concrete slabs, concrete slabs with metal decking, and clay tile flat arches with a concrete topping. Significant deterioration was noted at several of these building components. As such, BTC was retained to assess the level of deterioration and design repairs that would address all potential safety concerns resulting from the observed deterioration. Continued operation of the parking garage during construction was a high priority.



Our design included the removal of severely deteriorated clay tile flat arches and replacing them with arched concrete panels. In other locations, our design called for the repair of deteriorated overhead concrete beams and slabs, and the repair of deteriorated and/or missing concrete encasement material at existing steel beams. BTC determined that the most efficient way to address all these various types of repairs would be through the use of shotcrete. The shotcrete offered strength and workability characteristics that were beneficial for both the structural panels and the encasement material. In using shotcrete, the contractor was able to quickly complete all the repairs on one floor while keeping the other two floors operational.



### 474 North Lake Shore Drive – East Elevation Louver Repairs

The 474 North Lake Shore Drive building is a 61-story, 505-unit, multi-family condominium building. The building was constructed as apartments in 1990 and converted to condominiums in 2005. The building's exterior is clad with precast concrete panels and aluminum frame windows. The first 15 floors of the building are a parking garage. Precast concrete louvers take the place of windows at the parking garage levels.

Significant deterioration of the east elevation concrete louvers was noted during a critical examination performed by BTC in 2008. Much of the observed deterioration was attributed to direct exposure to salt spray from heavily traveled Lake Shore Drive in close proximity to the east elevation of the building. BTC was retained to design repairs for the deteriorated concrete.

A typical louver repair included removal of loose material down to sound concrete, cleaning and painting existing reinforcing steel, installing supplemental reinforcing steel where needed, installation of a new concrete patch material, and application of an acrylic waterproofing sealer. BTC also provided bidding assistance and field observation services during the construction phase of the project.

### KEY ICRI CONTACTS:

#### Christopher Kottra, CCCA – Engineering Consultant

Christopher has been a member of ICRI since 2011 and was recently elected to the board of directors. He has 9 years of experience with evaluation, repair, structural design, and analysis of a variety of structures.

### COMPANY CONTACT:

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## FEBRUARY DINNER MEETING HIGHLIGHTS

Our February dinner meeting was held at the Grotto in Oak Brook, IL. This meeting's guest speaker was Kristin Schulte of Tremco. Her presentation was on air barriers; how they work, why they are needed and different types and systems. Attendance at this presentation earned attendees one (1) AIA/CES credit. The turnout was great and the food was delicious. Fun was had by all.



## CHAPTER MEMBER NEWS

**Kelly Fortney**

After almost 6 1/2 years with CarlWalker, Inc., Kelly has decided to stay at home with her daughter, Harlea, full time. "It's the best job possible. The pay isn't great, but the benefits are amazing!!" She plans to continue working with the Chicago Chapter of ICRI, as well as doing some administrative work from home.

She can be reached at (847) 979-0331 or [info@icrichicago.org](mailto:info@icrichicago.org). All mail should go to ICRI - Chicago Chapter, PO Box 578625, Chicago, IL 60657. Please note that we no longer have a fax number.

**Richard McCann, Owner and Founder of McCann Industries Inc, Passes at 73**

Richard J. "Dick" McCann, of Wheaton, passed away peacefully in his home March 12. He was 73.

Mr. McCann was born and raised in DeKalb, Ill. He was married to his loving wife, Lynn for 53 years. They were blessed with five children and eight grandchildren.

Mr. McCann treasured the many hours he spent with his family boating, flying, fishing, tinkering with old cars and gardening. He enjoyed watching his grandchildren play, compete and perform. His greatest joy was being a husband, father and grandfather and leading his family fearlessly on many fun-filled adventures.

In 1967, with \$1,500 borrowed from his father-in-law, Mr. McCann started McCann Construction Specialties Company in a one-car garage in Villa Park, Ill. Today, the company is called McCann Industries Inc., with seven locations in the Greater Chicagoland area. "Dick will be missed by everyone at McCann," said McCann Chief Executive Officer Dennis Kruepke. "He was not only a successful business man, he also touched many hearts and made a difference in so many positive ways. This strong legacy and business philosophy will live on," he added.

Mr. McCann held positions of significance including president of Associated Construction Distributors International, president of Illinois Equipment Distributors and board positions on the Underground Contractors Association and Concrete Contractors Association of Greater Chicago; and Boy Scouts of America, Three Fires Council. Mr. McCann's legacy of a solid work ethic and moral integrity can be seen throughout the business today. Mr. McCann cherished his memories of scouting, where his mother, Gladys, was his den leader. His scouting experience instilled in him a love for adventure and the great outdoors. He developed a spirit of perseverance, loyalty, and determination. It grounded in him the strong moral compass that made him the man of integrity those that knew him remember today.

Mr. McCann's love, generosity and leadership have left an indelible mark on countless people for generations to come. Of note is his passion for the Cub Scout Adventure Camp, a 500-acre facility located north of Rochelle, Ill., where Lake Gladys is dedicated to his mother.

He was the loving husband of Lynn J. McCann (nee Saberson); beloved father of the late Michael J., Theresa L. (David M.) Bagley, Kathleen J. (Thomas E.) Heller, Sheryl (Randall R.) Tucker, and James J. (Jill St. Clair-McCann); dear grandfather of Meghan L., Erin E., and Alexander D. Bagley, Erica K., Daniel J., and Joshua T., Heller, Michael R., and Maxwell J., McCann; fond brother of Lynn A. (Mary) McCann, and brother-in-law of Lee A. (Barb) Saberson. He was preceded in death by his parents Kenneth J. and Gladys R. McCann, and sister-in-law Judith McCann. He was a generous supporter of numerous charitable causes. In lieu of flowers family requests honorariums to the Richard J. McCann fund c/o Boy Scouts of America National Foundation P.O. Box 152079 Irving, TX. 75015.

## WORLD OF CONCRETE

This past February, Las Vegas once again hosted the concrete industry during the 2013 World of Concrete. All facets of the concrete industry are represented at the World of Concrete, including commercial contractors, concrete contractors, concrete pumpers, construction managers, dealers/distributors, decorative concrete contractors, designers and specifiers, general contractors, masonry contractors, architects, engineers, brick and block producers, ready mix producers, rental equipment centers, residential contractors, specialty concrete contractors, pipe and block producers, precast/prestressed producers, and concrete repair/restoration contractors.



## 2013 SPRING CONVENTION – ST. PETE BEACH, FLORIDA

With a recording breaking attendance of over 290 attendees, the Spring ICRI National convention kicked off the 25th year anniversary of the organization at the beautiful Tradewinds Island Resort in St. Pete Beach, Florida. Throughout the convention, fascinating stories were told about the humble beginnings of ICRI including the very first ICRI meeting back in 1988 held right here in Naperville, Illinois.

As is customary, the first day kicked off with technical sessions and followed with an afternoon Golf Outing. Thursday's technical sessions were topped off with an evening beach party with an amazing fireworks show. Other activities at the convention included a tabletop display area highlighting innovations in industry-related products and various committee activities.

The upcoming Fall convention will be held in November 13-15 in Chicago. We are counting on the Chicago Chapter to be well represented and hopefully breaking another attendance record!



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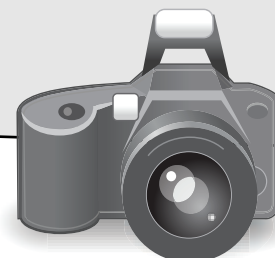
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*Have a great picture?*

Send us your pictures of concrete repair in action and your company could be featured in the next publication of Concrete Reinforcer. Send all pictures to [icrichicagophotos@gmail.com](mailto:icrichicagophotos@gmail.com)



INTERNATIONAL CONCRETE REPAIR INSTITUTE  
CHICAGO CHAPTER

**Date: Tuesday, April 23, 2013**

**Topic: "Combining Existing Technologies to Create Greener Buildings and Cut Costs"**

**FEATURED SPEAKER: Steve Bradway of Aquafin, Inc.**

Our speaker, **Steve Bradway** of Aquafin, Inc., will present *Combining Existing Technologies to Create Greener Buildings and Cut Costs*. Typically applied moisture vapor reduction systems and moisture tolerant self-leveling underlayments are not new technologies in today's construction industry. However, by combining these two product types, a brand new type of LEAN construction schedule can be realized and the affect is felt by all trades involved in the construction process. This presentation describes the two technologies and how together they can drastically cut new construction schedules, result in millions of dollars of savings and contribute to a GREEN building.

Steve Bradway works for Aqaufin, Inc. and was recently promoted to the position of East Coast Director of Sales after being hired as their southeast Regional manager a little over a year ago. He has a background that includes work as a concrete restoration specialist, waterproofing, repair, moisture mitigation, and strengthening representative for Master Builders, Thoro and Mapei. He attended Long Island University where he was in the Structural Engineering program. He is a member of the Waterproofing Contractors Association and the International Concrete Repair Institute.

**CARMICHAEL'S CHICAGO STEAK HOUSE**  
**1052 W. MONROE • CHICAGO, IL 60607 • (312) 433-0025**

**Cocktails at 5:15 pm, Dinner at 6:00 pm, Presentation at 7:00 pm**  
**Cost: \$55/person**

-----  
Seating is limited!! Please respond no later than noon on **April 18th** to assure a dinner.

**Dinner Choices:**

Prime Rib (PR)\* Grilled Salmon in Sesame Ginger Glaze (S) Chicken Piccata (C)

*\*If we do not receive your RSVP by Tuesday, April 16th, you will not be able to order the Prime Rib.*

Name: \_\_\_\_\_ Dinner Choice: \_\_\_\_\_

Name: \_\_\_\_\_ Dinner Choice: \_\_\_\_\_

Name: \_\_\_\_\_ Dinner Choice: \_\_\_\_\_

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INTERNATIONAL CONCRETE REPAIR INSTITUTE  
CHICAGO CHAPTER

## 18th ANNUAL CHICAGO CHAPTER GOLF OUTING

**WHEN:** Thursday, June 6, 2013

**WHERE:** Indian Lakes Resort  
250 West Schick Road  
Bloomington, Illinois

**START:** 8:00 AM



The Chicago Chapter of ICRI is holding its Eighteenth Annual Golf Outing Thursday, June 6, 2013 at Indian Lakes Resort. There will be a shotgun start at 8:00 AM followed by a BBQ buffet lunch. Prizes will be awarded for Low Team Gross, Longest Drive, and Closest to the Pin, etc. This year's event will be held on Indian Lakes' 18-Hole Championship course, Blackhawk Trace. Each cart is equipped with a GPS system to give accurate distances to the hole. We will be offering three sponsorship opportunities that include advertisement on the GPS during the round. **The field will be limited, so don't delay. Call NOW to reserve your foursome!** We must have confirmation no later than **May 17, 2013.**

### FEES

Golfer only (includes cart and lunch)	\$ 145.00
Hole Sponsor only	\$ 350.00
Hole Sponsor and a foursome	\$ 750.00
GPS Cart Sponsor and a foursome	\$1,000.00

Golfers Name	Company Name	Phone Number
Golfers Name	Company Name	Phone Number
Golfers Name	Company Name	Phone Number
Golfers Name	Company Name	Phone Number
Hole Sponsor Name	GPS Sponsor Name	

### REGISTRATION FORMS MUST BE RECEIVED NO LATER THAN MAY 17, 2013.

Call BOB DILLA for further information @ (630) 936-8745

Make check payable to: ICRI Chicago Chapter and mail with a copy this reservation form to:  
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ALSO: Online registration (Credit Card Payment Only) available at [www.icrichicago.org](http://www.icrichicago.org)

\*\*Payment Processing Surcharge Applies\*\*

**ALL REMITTANCES MUST BE RECEIVED PRIOR TO THE DATE OF THE EVENT!**

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**4th ANNUAL CHICAGO CHAPTER CUBS ROOFTOP EVENT**  
**FRIDAY, September 6, 2013**  
**vs. Milwaukee Brewers**

**Start Time: 12:20 pm / Game Time: 1:20 pm**



In the continued celebration of ICRI's 25th Anniversary, we've picked the best day of the week and the best rooftop location in the area!! The Chicago Chapter of ICRI is hosting our 4th Annual Chicago Cubs Rooftop Outing on Friday, September 6, 2013 at Skybox on Sheffield. This is the premier rooftop location, with a great view and excellent food, catered again by Chicago's own Goose Island Brewpub! The game starts at 1:20 p.m. but the rooftop opens one hour earlier and doesn't close until 30 minutes after the last out (and hopefully the singing of "Go Cubs Go!!!"). All food and beverage (soda/beer/wine) is included in the ticket price of \$120 per person. Join your industry friends for one of baseball's truly unique experiences! For more information, contact Sean Meracle at (312) 656-0622 or email: [treasurer@icrichicago.org](mailto:treasurer@icrichicago.org).

***Like last year, space is limited.....so DON'T delay.***

_____	_____	_____	_____
Attendee Name	Company Name	Phone Number	\$
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_____	_____	_____	_____
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		<b>\$120/person</b>	TOTAL \$: _____

**REGISTRATION FORMS MUST BE RECEIVED NO LATER THAN September 2, 2013.**  
Call Sean Meracle for further information @ (312) 656-0622

Make check payable to: ICRI Chicago Chapter and mail with a copy this reservation form to:  
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ALSO: Online registration (Credit Card Payment Only) available at [www.icrichicago.org](http://www.icrichicago.org) \*\*Payment Processing Surcharge Applies\*\*  
**ALL REMITTANCES MUST BE RECEIVED PRIOR TO THE DATE OF THE EVENT!**

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No. 03730	Guideline for Surface Preparation for the Repair of Deteriorated Concrete Resulting from Reinforcing Steel Corrosion	\$ 16.00
No. 03731	Guideline for Selecting Application Methods for the Repair of Concrete Surfaces	\$ 16.00
No. 03732	Guideline for Selecting and Specifying Concrete Surface Preparation for Sealers, Coatings, and Polymers Overlays - Guideline Only	\$ 28.00
No. 03732P	Guideline for Selecting and Specifying Concrete Surface Preparation for Sealers, Coatings, and Polymers Overlays - Guideline and Concrete Surface Profile Chips	\$106.00
No. 03733	Guideline for Selecting and Specifying Concrete Repair Materials	\$ 28.00
No. 03734	Guideline for Verifying Field Performance of Epoxy Injection of Concrete Cracks	\$ 28.00
No. 03735	Guidelines for Methods of Measurement and Contract Types for Concrete Repair Work	\$ 28.00
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To Purchase any of the above Bulletins or Guidelines, please contact: Sean Meracle, Chapter Treasurer at 312-666-5245 or [sean.m.meracle@sherwin.com](mailto:sean.m.meracle@sherwin.com)

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