

November 2015

# Concrete Reinforcer

A Publication of the Chicago Chapter ICRI



**CHICAGO CHAPTER**

EDUCATION COMMUNICATION PARTNERSHIP

## AWARDS ISSUE:

- **NOVEMBER DINNER MEETING ANNOUNCEMENT:**  
Parking Garage  
Restoration Case Studies
- **ICRI SPOTLIGHT:**  
2015 Award of Excellence  
Recipient: Carl Walker
- **FALL CONVENTION HIGHLIGHTS**
- **SEPTEMBER DINNER MEETING HIGHLIGHTS**
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- **FEBRUARY DINNER MEETING ANNOUNCEMENT:**  
Parking Garage  
Restoration Case Studies
- **PHOTOS:**  
ICRI Spotlight  
September Dinner Meeting  
February Dinner Meeting  
Fall Convention



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## CALENDAR OF EVENTS

## NOVEMBER

- 17 **Chicago Chapter Dinner Meeting "Parking Garage Repair Project - Case Studies"**  
Speaker: Christopher Kottra, BTCPC  
*The Parthenon*  
*Chicago, IL*

## DECEMBER

- 10 **ICRI Chicago Holiday Social and Food Drive**  
*Fox & Hound*  
*Schaumburg, IL*

## FEBRUARY

- 16 **Chicago Chapter Dinner Meeting 2015 Project Awards Program**  
Speakers: 2015 ICRI Chicago Award Recipients  
*Westwood Ale House*  
*Schaumburg, IL*

## MARCH

- 16-18 **ICRI 2016 Spring Convention "Maintenance and Protection in Harsh Environments"**  
*San Juan, Puerto Rico*

## 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



As the restoration construction season begins to wind down so does my term as Chicago Chapter President. It has been a privilege to not only lead, but also represent our great chapter over the past eleven months. I would like to thank all of the chapter members who have attended and benefited from this year's Dinner Meetings and Social Outings. Simply attending an event connects your experiences with others and adds value to our organization. I also want to thank this year's chapter offices and directors for their support, hard work, and dedication to the chapter.

Be on the lookout over the next couple of weeks for the invite to our 12th Annual Holiday Social on Thursday December 10th at the Fox & Hound Restaurant & Pub in Schaumburg, IL. Not only is this the ideal way to kick-off the Holiday season by networking with fellow industry professionals, but it is also a great way to help support the Chicago Food Depository.

The Spring ICRI National Convention will be held at The Condado Plaza Hilton in San Juan, Puerto Rico March 16th-18th. The theme of the convention will be "Maintenance and Protection in Harsh Environments". As in the past we are looking for as many as possible Chicago Chapter members to attend.

I encourage our current and prospective members to visit our local chapter's website [www.icrichicago.org](http://www.icrichicago.org) for chapter information such a list of our chapter activities, membership information, and our calendar of events.

If you have any comments, suggestions, or would like to get more involved with our chapter, please feel free to email or talk to me at our events. I look forward to seeing all of you throughout the year.

Sincerely,

*Steve Genovese*

President - ICRI Chicago Chapter



**CHICAGO CHAPTER 2015 OFFICERS & DIRECTORS**

The 2015 Chicago Chapter Officers and Directors are already hard at work under the leadership of our new President, Steve Genovese.

- |                  |   |                       |   |
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SEPTEMBER DINNER MEETING HIGHLIGHTS

**Common Defects and Repairs for Precast Concrete**

**PRESENTERS:**

Dean A. Frank, P.E., LEED Green Assoc., Precast Concrete Institute (PCI), Director of Quality & Sustainability Programs  
 Jared E. Brewe, Ph.D., P.E. (IL, 6 others), S.E. (IL), Simpson Gumpertz & Heger, Senior Staff I - Structures

On September 15th, ICRI and PCI held a joint presentation/dinner meeting on precast concrete including manufacturer operations, quality control, curing, shipping and placement in the field. Detailed information was provided on the process of identification and repair of common defects/damage. This included common techniques and procedures for the repair of the precast pieces, as well as the importance of early detection to prevent or treat defects early in the fabrication process, as costs associated with these repairs increase dramatically as the pieces are shipped and installed. The meeting was well attended by members of both ICRI and PCI, and both organizations look forward to working together in the future.



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**INTERNATIONAL CONCRETE REPAIR INSTITUTE  
CHICAGO CHAPTER**

**Date: Tuesday, November 17, 2015**  
**Topic: Parking Garage Restoration Case Studies**  
**FEATURED SPEAKER: Christopher Kottra**

**Christopher Kottra, Engineer at Building Technology Consultants, PC,** will be presenting parking garage restoration case studies.

This presentation will compare and contrast two different types of parking garage restoration projects. From expansion joints to concrete repairs to traffic membranes, these projects included many aspects of the concrete repair industry that everyone can learn from. Challenges in material selection, sequencing, and scheduling will be discussed. The presentation will also touch on the Owner-Contractor-Consultant relationship and how that can affect the outcome of the project.

**Presenter Information:**

Chris Kottra has over 11 years of experience with evaluation, repair, structural design, and analysis of a variety of structures. His project experience includes evaluation, repair design, and construction contract administration for numerous parking garages. Chris has also been involved with concrete, masonry, terra cotta, EIFS, and stucco facade evaluation and repair projects. He is a licensed Professional Engineer in the State of Illinois (PE), and a Certified Construction Contract Administrator (CCCA). Chris is currently a member of the International Concrete Repair Institute (ICRI), Building Envelope Council (BEC), and Association of Professional Reserve Analysts (APRA). He is currently the Secretary on the ICRI Chicago Chapter Board of Directors.

**Parthenon Chicago**  
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**Cocktails at 5:00 pm, Dinner at 6:00 pm, Presentation at 6:30 pm**  
**\$60 / Attendee, includes Dinner, Complimentary Valet Parking**

***Seating is limited!!*** Please respond no later than noon on **November 13th\*** to assure a dinner.

**Dinner Choices:** Steak (S)    Chicken (C)    Vegetarian Combo (V)

*\*If we do not receive your RSVP by Friday, September 11th, you are not assured your meal type.*

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

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

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

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## ICRI SPOTLIGHT 2015 AWARD OF EXCELLENCE RECIPIENT: CARL WALKER

### 10 & 120 South Riverside Plaza:

10 & 120 South Riverside Plaza are twin, 22-story office buildings constructed in 1965 along the west bank of the Chicago River and over the north terminal of Chicago Union Station. They are situated between two major commuter rail stations, so they not only provide access for the buildings, they also serve as a pedestrian commuter corridor along the Chicago River. In fact, the City of Chicago has a pedestrian right-of-way easement through the property.

Each plaza is surrounded by public sidewalks and streets on three sides, the Chicago River on the east side, and an active Metra and Amtrak train terminal below. Previously renovated in 1985, the 30-year old plaza pavers were buckling and coming loose, and widespread leaking through the plaza was creating a nuisance for rail passengers and deteriorating the structure and plenum below the plaza.

A great deal of coordination, communication, and cooperation between the design team, contractors, owners, Amtrak, and governing agencies was required to successfully complete the project. Challenges included:

- extremely limited space for staging the work
- site access limitations both above and below the plaza
- limited and conflicting permissible hours of operation restricted by Amtrak, the city department of transportation, tenant operations, and city noise ordinances

To further complicate matters, ownership of the property changed during construction.

Careful sequencing and phasing of the work was critical for maintaining access to the building and first floor retail tenants. Temporary dining decks were built over the top of two planters that were to be substantially salvaged so that outdoor seating for the restaurants could be maintained during construction.

Extreme care during demolition was necessary to prevent punching through the plaza and dumping debris on trains and commuters. Fortunately, full-depth repairs were limited in size and number and were very carefully executed.

*Continued on page 9*



## ICRI SPOTLIGHT 2015 AWARD OF EXCELLENCE RECIPIENT: CARL WALKER CONT.

Conventional cast-in-place concrete was used for most of the repairs, but fast-curing proprietary bag mixes and polymer-modified ready-mix concrete were used in limited areas where waterproofing needed to follow rather quickly.

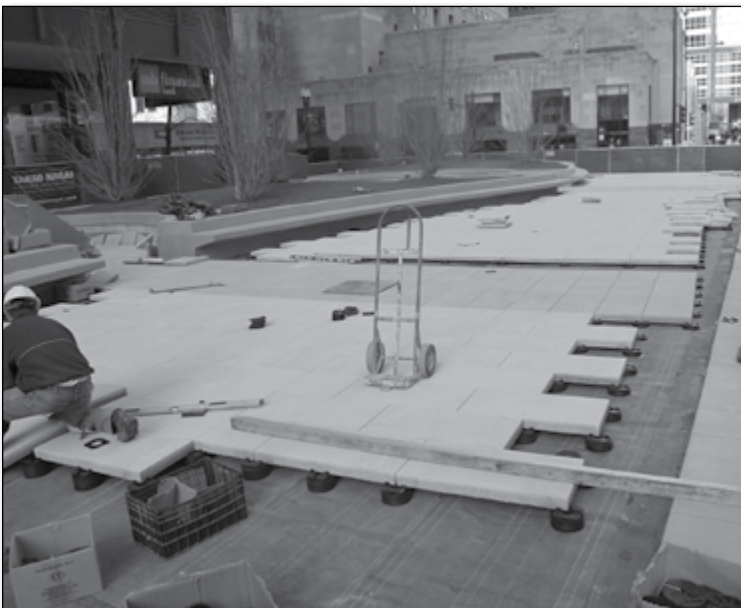
Access to the railroad right-of way below the plazas was limited to the hours of 10 PM and 5 AM, and only when Amtrak would allow it. With required daily safety training, mobilization, and demobilization, the contractor was lucky to get 4 or 5 hours of work accomplished in each shift.

Sections of deteriorated precast plenum floor planks were replaced with cast-in-place concrete poured in formwork hung from the plaza structure so as not to interfere with train operations after the end of the night's shift. Shotcrete was primarily used to repair the plaza slab structure. The only shoring allowed was this tower used to temporarily support a 52-inch deep steel girder; the web had buckled from corrosion causing the area of plaza above it to drop three inches.

A hot-applied waterproofing membrane was applied to the structural deck. Due to some areas of sloping deck, multiple sequencing, phasing, and schedule requirements, flood testing was abandoned for EFVM testing at 100% of the waterproofing system.

The plaza was finished with a pedestal pavement system, cast-in-place concrete planter walls and seating, custom designed built-in wood benches, stainless steel railings, lighting, and landscaping, which transformed the riverfront plaza into an oasis in the midst of the city.

*Continued on page 10*



ICRI SPOTLIGHT  
2015 AWARD OF EXCELLENCE RECIPIENT: CARL WALKER CONT.



**COMPANY CONTACT / ICRI CONTACT:**

**Design Team**

KJWW: Electrical, lighting, and storm drainage design

Daniel Weinbach & Partners: Landscape designer

*(Recognized with the Honor Award from IL Chapter of American Society of Landscape Architects)*

**Construction Team**

Bulley & Andrews Concrete Restoration: General & Repair Contractor

Boller Construction: Site Concrete

Kedmont Waterproofing

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LPS Pavement Company: Pavers at 10 South Riverside

Countryside Landscaping: Landscaping & Pavers at 120 South Riverside

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**Join friends and industry partners in  
celebration of the Holiday Season!**

**The Chicago Chapter will be hosting our  
2015 Holiday Social & Charity Fundraiser  
to benefit the Greater Chicago Food  
Depository on Thursday, December 10th.**

Fundraising Activities will include  
(but are not limited to):

- Non-Perishable Food Donations
- Billiards Skills Contest
- Darts Skills Contest
- Shuffleboard (Table) Skills Contest
- Table Tennis Skills Contest
- Annual Texas Hold'em Tournament

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## FEBRUARY DINNER MEETING ANNOUNCEMENT

Save the date for our upcoming February Dinner Meeting featuring the 2015 Project Awards Program Recipients on February 16, 2016 at the Westwood Ale House in Schaumburg, IL. Carl Walker, the Award of Excellence winner, will be presenting as well.



### Presenter Information:

#### Award of Merit: Counterweight Repair of Historic St. Charles Air Line Bridge

Repair Contractors: RH Ward & Associates  
Sitar Construction  
Vector Construction

Owner: Canadian National Railroad

Engineer: Canadian National Railroad

Material Supplier: JE Tomes (shotcrete material)  
Sika (FRP material)



#### Award of Merit: Rehabilitation of Wheaton Center Apartments

Engineer: Klein and Hoffman

Contractors: Berglund Construction  
Bulley & Andrews (concrete Restoration)

Owner: Draper and Kramer

Material Suppliers: Advanced Polymer Technologies  
BASF  
Dow Corning  
JE Tomes  
Ozinga  
Prairie


## ICRI FALL CONVENTION HIGHLIGHTS

**ICRI Fall Convention**, held in Fort Worth, Texas was a great place to meet up with new and long-time ICRI-ers! Events included technical sessions, tour of Cowboys stadium, golf outing, committee meetings, and a rooten-tooten hoedown at Billy Bobs! ICRI's strategic plan will be rolled out this year, so look forward to presentations on this in the near future.

Chicago membership was well represented with the following in attendance: Jimmy Faitz (Sitar), Peter Kolf (CTL Group), Bill Mahler (Carl Walker), Pat Martin (Carl Walker), Kevin Michols (WJE), George Mulholland (RRJ), Mark Nelson (Nelson Testing), Blake Rago (Ward), Mark Sitar (Sitar), Lee Sizemore (Monson Nicholas), Marty Sobelman (Atlas), and Amy Woods (SGH). Award winners for outstanding projects this year were Carl Walker, Sitar Construction, Ward, and SGH! Great achievements by the Chicago Chapter!!



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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
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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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