

April 2019

# Concrete Reinforcer

A Publication of the Chicago Chapter ICRI

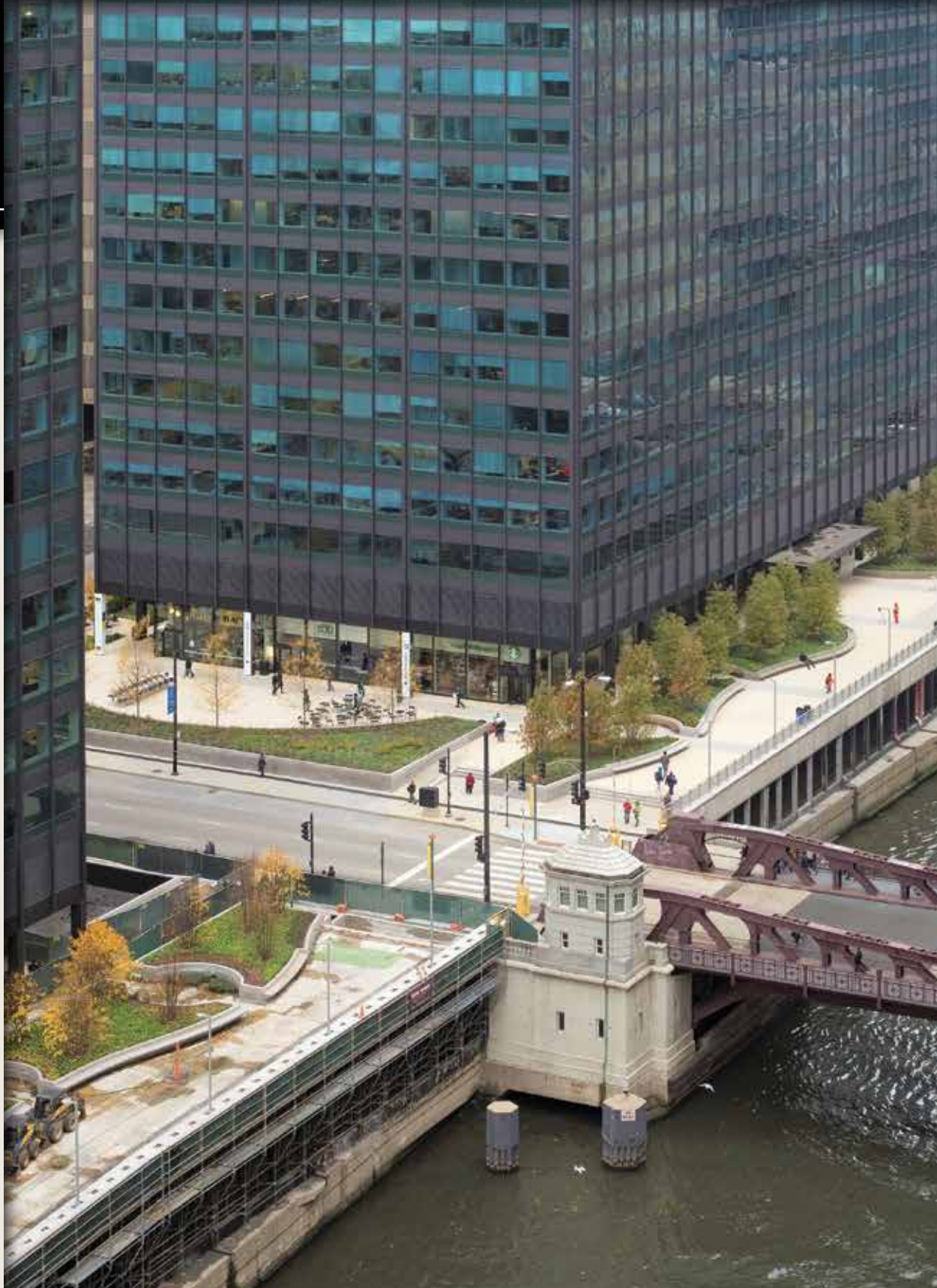


**CHICAGO CHAPTER**

EDUCATION COMMUNICATION PARTNERSHIP

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February Dinner Meeting Highlights  
ICRI Spotlight



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## CALENDAR OF EVENTS

## APRIL

- 8-10 **2019 ICRI Spring Convention  
Waterproofing with Aesthetics**  
*Omni Hotel & Resorts  
Jacksonville, FL*
- 16 **Dinner Program:  
Topic: Edgewater Beach  
Plaza – Lessons Learned**  
*Westwood Tavern, Schaumburg, IL  
Event Starts 5:00 PM / Dinner 6:00 PM*

## JUNE

- 6 **ICRI Golf Outing**  
*White Pines Golf Course, Bensenville, IL*

## SEPTEMBER

- 17 **Dinner Meeting  
Topic: General Services Administration  
(GSA) Panel Discussion**  
*Erie Café, Chicago, IL  
Event Starts 5:00 PM / Dinner 6:00 PM*

## NOVEMBER

- 11-13 **ICRI Fall Convention  
Historic Restoration: The Art and  
Science of Preserving Structures**  
*Philadelphia, PA*
- 19 **Dinner Meeting  
Topic: Women In Restoration  
Engineers (WIRE) Panel Discussion**  
*Westwood Tavern, Schaumburg, IL  
Event Starts 5:00 PM / Dinner 6:00 PM*

## 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



It looks like spring has finally arrived. We have made it through another polar vortex and hopefully our winter has wreaked havoc on the many structures in our area. As we all prepare for the 2019 season, your ICRI colleagues have been working together to provide a great year of events for you.

One of our goals for 2019 is to increase young professional involvement and diversity at all our events.

Please encourage all the members of your team to join us. Whether it be for one of the educational and inspirational dinner meetings or for our incredible golf outing - you and your colleagues are sure to have a great time. Keep your eyes open for some new and exciting events. If you haven't already, please follow us on Facebook and LinkedIn.

Here's to another year of *Making Concrete Great Again*,

*Tom Lawler*

ICRI Chicago Chapter President



**CHICAGO CHAPTER 2019 OFFICERS & DIRECTORS**

The 2019 Chicago Chapter Officers and Directors are already hard at work under the leadership of our new President, Tom Lawler.

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## Application is Now Open!

Closes 5/3/2019



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## ICRI SPOTLIGHT: WANTMAN GROUP, INC. (WGI)

### COMPANY PROFILE

WGI is a full-service consulting firm founded in 1972 to provide a comprehensive range of infrastructure services. WGI has since diversified by offering related professional services that include Restoration Engineering Services, Parking Solutions, Civil Engineering, Surveying and Mapping, Transportation Engineering, Structural Engineering, Subsurface Utility Engineering, Landscape Architecture, Land Planning, Environmental Sciences, Architecture, Water Resources, and Creative Services. WGI has offices in Illinois, Michigan, Indiana, North Carolina, Texas, and Florida, and has provided engineering services from Seattle, WA to Portland, ME, and from Kauai to the Florida Keys. WGI has been recognized as one of the nation's top 25 "Best Firms to Work For."

WGI in Chicago might be better known historically as Carl Walker, Inc., which was acquired by WGI in July 2017. While WGI can provide its full range of services from any office, the Chicago office focus is primarily in Restoration Engineering Services, Parking Planning and Operations Consulting, Parking Structure Design, and Subsurface Utility Engineering. Our Restoration Engineering Services have included due diligence condition assessments, evaluations, and repair, restoration, and improvement designs for existing parking structures, building facades, plazas over occupied spaces, and a variety of other structures. WGI serves investor groups, building owners and managers, developers, government agencies, institutional groups, designers, and contractors.



### REPRESENTATIVE PROJECTS:

#### Central Park of Lisle – Repair of Two Parking Structures and Façade Evaluation

Central Park of Lisle is a 600,000 square foot commercial office complex consisting of two "Class A" office buildings with attached parking structures. The first of the two buildings was built in 1991 and includes a 4-level, cast-in-place, post-tensioned, two-way flat slab concrete parking structure with 1,015 parking stalls. The second building constructed in 2001 includes a 3-level, pre-cast, double-tee concrete parking structure with 1,012 parking stalls.



After completing a due diligence condition assessment of the parking structures, the new owners of the complex desired to move forward with a comprehensive repair and improvement program. The scope of work recently completed included concrete repairs, post-tensioned cable repairs, apron and driveway pavement repairs, planter modifications, replacement of expansion joint systems, joint sealant replacement, crack sealing, replacement of split-slab and planter waterproofing systems, recoating of traffic bearing membrane systems, silane sealer application to concrete parking decks, deck drain and piping repairs, and cleaning and coating of architectural finishes.

WGI was also engaged to evaluate and recommend joint sealant and precast concrete repairs, as well as a precast cleaning method, for both building facades. The most effective cleaning method was determined by sample cleaning using a variety of methods and chemicals.

### 600 West Jackson Boulevard

Originally constructed in 1911 for the Otis Elevator Company, this 8-story steel framed building was designed by the famed architect and urban planner Daniel Burnham. An early example of a masonry curtain wall system, the front elevations are clad primarily in brick masonry with terra cotta accents and the rear elevations are clad in common brick with terra cotta window heads and sills. The rear light court is clad with white glazed brick to reflect more light into the building.



After completing a condition assessment for compliance with the municipal façade ordinance and development of a repair program, WGI prepared bidding/construction documents for the restoration of the façade, including reconstruction of displaced or deteriorated masonry, replacement of corroded steel shelf and lintel angles, replacement of damaged terra cotta with GFRC replicas, replacement of failed joint sealants, and repair of the exterior steel fire escape. Construction will be completed in 2019.

### 10 & 120 South Riverside Plaza (2015 ICRI Award of Excellence and Chicago Project of the Year, ASLA-IL Honor Award)

Constructed directly above the railroad tracks and platforms of Chicago Union Station, 10 & 120 South Riverside Plaza are twin, 22-story buildings located along the Chicago River. An extensive evaluation of the overbuild structures (plaza and first floor structural slab, precast plenum slabs, supporting beams and columns, and the buildings' truck docks) found the existing structures, plaza pavers, and waterproofing system to be in poor condition.

The multi-year restoration and renovation project required careful phasing to maintain pedestrian traffic flow to and around the building during construction. The 100,000 SF plaza project included structural concrete repairs, new waterproofing, installation of new planters, paving, lighting systems and other enhancements, providing additional green space expanded outdoor dining, and improved seating environments.

Coordination between the various entities proved to be one of the most challenging aspects of the project as local noise

**ICRI CONTACT:****Bill Mahler, AIA – Restoration Manager**

Bill has been a member of ICRI since 1998 and has served as a Board Member, Treasurer, and President of the Chicago Chapter. Bill currently serves on National Committee 110 – Guide Specifications, Committee 410 – Masonry, and the Publications Committee.

**COMPANY CONTACTS:****Torrey Thompson**

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# Call for Entries

## 2019 ICRI Chicago Chapter OUTSTANDING Concrete Repair Projects



### AWARDS PROGRAM

**Award Criteria.** Entries will be judged on uniqueness, use of current technologies & materials, functionality, value engineering and aesthetics. The Judges - ICRI Chicago Chapter Awards Board of Directors and Committee Members - consist of Engineers, Contractors and Manufacturers working within the Concrete Repair Industry.



**Eligibility.** The project must be at substantial completion phase by October 1<sup>st</sup>, 2019. A single-phase of a long term project may be submitted provided it meets the same timeline. Concrete repair or restoration must be the MAJOR component of the overall project. The project must be designed, performed or supplied by an ICRI Chicago Chapter member.

**Deadline for Entry.** The deadline for receipt of the entry application is DECEMBER 31<sup>st</sup>, 2019 to:

**[AWARDS.ICRI.CHICAGO@GMAIL.COM](mailto:AWARDS.ICRI.CHICAGO@GMAIL.COM)**



**Awards.** Winning Projects will be announced in the February issue of the Concrete Reinforcer and presented at the ICRI Chicago Chapter 2020 February Dinner Meeting  
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## APRIL DINNER MEETING ANNOUNCEMENT



CHICAGO CHAPTER  
EDUCATION COMMUNICATION PARTNERSHIP  
PROFESSIONAL  
DEVELOPMENT

## April Dinner Meeting & Educational Seminar

*Project Review:  
Edgewater Beach Apartments*

Westwood Tavern - Schaumburg, IL

Tuesday April 16th, 5pm - 8pm

**DON'T DELAY - REGISTER TODAY**



### EDGEWATER BEACH APARTMENTS RENOVATION

**Presented by:** Kimberly Lis and Paul Gaudette of Wiss Janney, Elstner Associates, Inc.  
Tim Zera and Chris Zera of Zera Construction

**Overview:** The presentation will focus on the renovation of the historic Edgewater Beach Apartments parking garage garden rooftop terrace. The Project scope included an in-depth investigation and rehabilitation of the original and repaired concrete structure, as well as, the restoration of the architectural elements designed to match the original aesthetics. The project utilized a series of mock-ups that required collaboration with the contractor and a high level of craftsmanship and knowledge of local materials.

### 2019 ICRI FALL CONVENTION "HISTORIC RESTORATION: THE ART AND SCIENCE OF PRESERVING STRUCTURES"

Plan to join the International Concrete Repair Institute in Philadelphia, Pennsylvania – Expand your understanding of historic restoration through networking, technical sessions, and participation in ICRI National Committee Meetings. Earn PDH credits by attending technical sessions.



**When:**  
November 11-13, 2019

**Where:**  
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## FEBRUARY DINNER MEETING HIGHLIGHTS

The February dinner meeting was hosted by the Erie Café in Chicago and showcased the 2018 ICRI Chicago Chapter Concrete Repair Project Award winners. Two projects were highlighted, the ICRI Outstanding Concrete Repair Project was presented by Matt Gries, P.E., S.E. of Wiss Janney Elstner & Associates (WJE) and the Award of Merit Project was presented by William Ipema P.E., S.E. of Klein and Hoffman (K&H).

The K&H presentation discussed the rehabilitation of the Chicago near south side Rosenwald Court Apartments which had been abandoned for approximately 10 years prior to the investigation and repair activities. The Rosenwald Court Apartments is a cluster of 5 story concrete frame walk-up apartments on the National Register of Historic Places list. K&H performed a condition assessment to understand the existing structural elements and provided structural engineering services to evaluate the removal of floors, design of new stairwells and elevator shafts, and strengthen the existing floor system with a bonded overlay and structural framing elements with conventional concrete restoration activities. K&H also provided restoration services for the exterior facade of the buildings including working closely with the National Historic Preservation representatives to find exact matches for the terra cotta elements and replacement bricks.


The WJE presentation discussed the restoration of a 400 foot power plant cooling tower constructed in 1975. The condition assessment, repair design and restoration repairs took approximately 12 years to complete. WJE investigated, from grade and swing stages, the cooling tower shell and support columns to determine the extent of the concrete restoration program. The survey included concrete sounding, half-cell potential assessment, concrete petrographic examination including chloride content testing and reinforcing steel condition verification. Structural analyses of the cooling tower in its deteriorated condition provided insight into the existing integrity of the structure.

At the Owner's request, WJE prepared a repair program which provides a 25 year service life extension to the structure. To meet this request, the repair program included the replacement of the upper third of the concrete tank shell, installation of conventional isolated concrete patch repairs for the remainder of the shell, the use of 4,300 discrete anodes as well as uniformly spaced ribbon mesh anodes, and encapsulating the X-Columns with GCP jackets within stay-in-place fiber reinforced polymer forms. The cathodic protection system is comprised of 48 individual zones which are continually monitored and adjusted accordingly.

It was good to see many ICRI Chicago Chapter members for the first time in 2019. All enjoyed the presentations, dinner, the networking opportunity, and catching up with friends. The presentations were good examples of projects which included engineering condition assessments, analyses of the structures, generation of repair design documents, concrete restoration activities by several different contractors, and long-term corrosion monitoring. We would like to thank each of the presenters and those who attended. We invite all chapter members to join us for the April Dinner meeting at the Westwood Tavern in Schaumburg on April 16, 2019.



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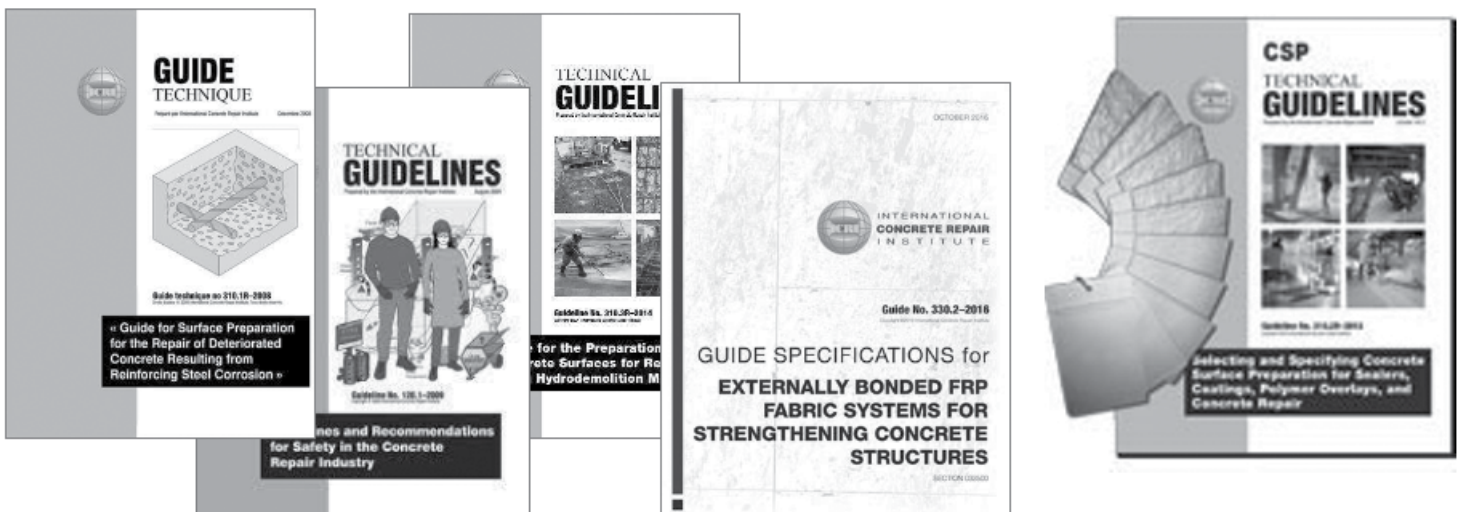


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For chapter and industry related discussions, connect with us on social media.

Suggestions for items to be included on social media?

Are you savvy and want to help our communications committee?

**Contact Tom Lawler!**





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