

**Project:**

Dayton Towers

**Location:**

Far Rockaway, NY

**Project completed:**

2013

**Applicator/Contractor:**

Skyline Restoration

**Market sector:**

Building Restoration

**Products used & amounts:**

MasterSeal® 1500 waterproofing system – 200,000 ft<sup>2</sup>

MasterSeal® NP 150 sealant – 1,000 lineal ft

MasterProtect® EL 850 waterproof coating – 300,000 ft<sup>2</sup>

MasterEmaco® N 400 repair mortar – 800 ft<sup>3</sup>

MasterEmaco® T 1060C concrete repair mortar – 4,400 ft<sup>3</sup>

MasterEmaco® S 440 repair mortar – 1,000 ft<sup>3</sup>

MasterEmaco® P 124 bonding agent – 145,000 ft<sup>2</sup>

## Dayton Towers

### Balcony and Facade Restoration



#### The background

Dayton Towers is a cooperative of seven, twelve story buildings in Far Rockaway, New York. Age and exposure to salt laden sea air created conditions that caused the balconies and window seals to leak. This resulted in the corrosion of the reinforcing steel and created unsafe conditions.

The project involved the restoration of 180,000 square feet of balconies spanning all seven buildings and was the largest restoration project in New York City during 2013.

In the midst of construction, Hurricane Sandy devastated the entire New York area, including the construction site. Materials, equipment and job progress were all under several feet of water.

#### The challenge

The contractor wanted high quality products with a proven track record to help them meet the demands of the project. The owner wanted to minimize occupant impact by setting limits on the hours work could take place while also expecting a quick turnaround.

The construction value of the entire restoration project was in excess of \$20 million. Nonetheless there were budget constraints and time requirements for the contractor to finish all seven buildings within two years.

# Dayton Towers

## Balcony Restoration



### Our solution

- Master Builders Solutions provided \$1.3 million of products and systems to restore the group of Dayton Towers.
- MasterSeal sealants were used on the metal to masonry window perimeter joints.
- Damaged concrete on the balconies was chipped away, then repaired with MasterEmaco concrete repair mortars.
- MasterSeal Traffic coatings were used to provide a waterproof, nonslip pedestrian coating on the balcony surfaces while MasterProtect wall coatings were used on the balcony soffits.
- With the impact of Hurricane Sandy on the project, Master Builders' local distributor partner, Garvin Brown, provided logistical support to ensure construction was not impaired because of material access.

### The customer's benefit

The contractor had experience with Master Builders Solutions products and was confident in using them on this marquee project. The wide range of Master Builders Solutions products used to create systems of compatible products along with single source warranty provided long term assurance to the contractor and owner of the project.

### Projects facts at a glance

- 2013 restoration was largest project in New York City
- Hurricane Sandy impacted all aspects of the project
- Project was completed in 24 months

### Master Builders Solutions

The Master Builders Solutions brand brings all of MBCC Groups expertise together to create chemical solutions for new construction, maintenance, repair and renovation of structures. Master Builders Solutions is built on the experience gained from more than a century in the construction industry.

The know-how and experience of a global community of MBCC Group construction experts form the core of Master Builders Solutions. We combine the right elements from our portfolio to solve your specific construction challenges. We collaborate across areas of expertise and regions and draw on the experience gained from countless construction projects worldwide. We leverage global MBCC Group technologies, as well as our in-depth knowledge of local building needs, to develop innovations that help make you more successful and drive sustainable construction. The comprehensive portfolio under the Master Builders Solutions brand encompasses concrete admixtures, cement additives, chemical solutions for underground construction, waterproofing solutions, sealants, concrete repair and protection solutions, performance grouts and performance flooring solutions.