

PROJECT PROFILE

Alfond Center for Health



Alfond Center for Health at a Glance

Location:

Augusta, ME

Masonry Contractor:

Standard Waterproofing,
Waterville, Maine

Project Type:

New Construction

**Carlisle Coatings &
Waterproofing Products:**

- CCW-705 Air & Vapor Barrier
- CCW-702LV
- Sure-Seal® Pressure-Sensitive Elastoform

Prefab Process Produces Fab Results for Maine Hospital: Standard Waterproofing delivers as part of Integrated Design Project with help from CCW

Dr. William W. Mayo, founder of the Mayo Clinic, once said, “no one is big enough to be independent of others.” Cooperative science is a hallmark of modern patient care. Today’s health professionals understand that medicine is far too complex for any one person to fully know.

The team assembled to build a new regional hospital in northwest Augusta, Maine has a similar philosophy. From the outset, the \$322-million state-of-the-art Alfond Center for Health has been a cooperative project incorporating the skills of architectural designers, contractors and subcontractors. Each member of this forward-looking team is dedicated to the principles outlined by Integrated Project Delivery™ (IPD), a collaborative process that is gaining traction throughout the construction industry.

The IPD process is a lot like the traditional “design-build” concept that has been successful for years in other parts of the country. The difference is that everyone, including the strategic subcontractors, collaborates at the earliest stages of the project. The aim is to ensure that all team members fully understand the owner’s expectations and requirements and that the best, most critical thinking of all team members is leveraged throughout the project.

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“IPD involves getting both the contractors and the subcontractors together in one room to talk about how their pieces fit together before one shovel hits the ground,” said Theresa Thompson, vice president of Standard Waterproofing, Inc., one of the Maine-based subcontractors who began work in 2011 on the non-profit healthcare facility operated by MaineGeneral Health. Standard Waterproofing Inc., is a 20-year-old company owned by Thompson’s mother, Marie, and is the only female-owned waterproofing business in New England. The company was chosen to install an air and vapor barrier to protect the 640,000-square-foot building.

“Exterior subs like us helped design the way our systems came together,” Thompson said. “This is the largest construction project in the history of Kennebec County. At the height of construction there were 700 workers on this job. As you can imagine, it was a challenge to troubleshoot locations and forecast issues.”

Another big challenge was the unconventional installation process. Most of the exterior walls of the new hospital were prefabricated. Panels with galvanized steel studs, sheathing, waterproofing and heavy wooden framing for large windows were constructed in an off-site warehouse. Then each of the panels, measuring from 16-by-16 feet to 30-by-16 feet, was moved on trailers to the jobsite.

Thompson knew she had to choose a reliable and easy-to-install air and vapor barrier for the project. Previous experience with CCW-705 Air & Vapor Barrier made the choice easy.

“We’ve used CCW for many years and have always been pleased with product performance,” Thompson said. “They have excellent customer service. If I need a field tech to come out, a field tech comes out. If I need a letter, I get a letter.”

CCW-705 is a 40-mil-thick composite membrane consisting of a rubberized asphalt adhesive laminated to a tough, cross-laminated HDPE film. Factory-controlled quality ensures uniform thickness on the job, providing an excellent air, vapor and water barrier.

When the drywall was complete, walls were passed to Thompson’s crew for waterproofing. The DensGlass® Sheathing was coated with CCW-702LV, a quick drying, solvent-based, high-tack adhesive specifically designed to adhere CCW self-adhering membranes. Once cured, the CCW-705 membrane was attached. When 20 panels were complete, they were moved to the jobsite where Standard Waterproofing crew members connected them using more CCW-705. Curtain wall perimeters were detailed using Sure-Seal® Pressure-Sensitive Elastofom. Sure-Seal Elastofom is a fully adhered flexible flashing that cures in place for easy installation.

“We love using Elastofom at curtain wall perimeters,” Thompson said. “Its self-adhering properties make it easier to install than other products we’ve used. Plus, CCW is one of the only manufacturers that have an air barrier system and a curtain wall transition product with a single-source warranty.”

The Alford Center for Health is expected to open in the fall of 2013, six months ahead of schedule thanks to a great team effort.

