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Del Bennett
Senior Lead,
Superintendent
Trammell Crow
Residential



Project Size: 149,000 SF

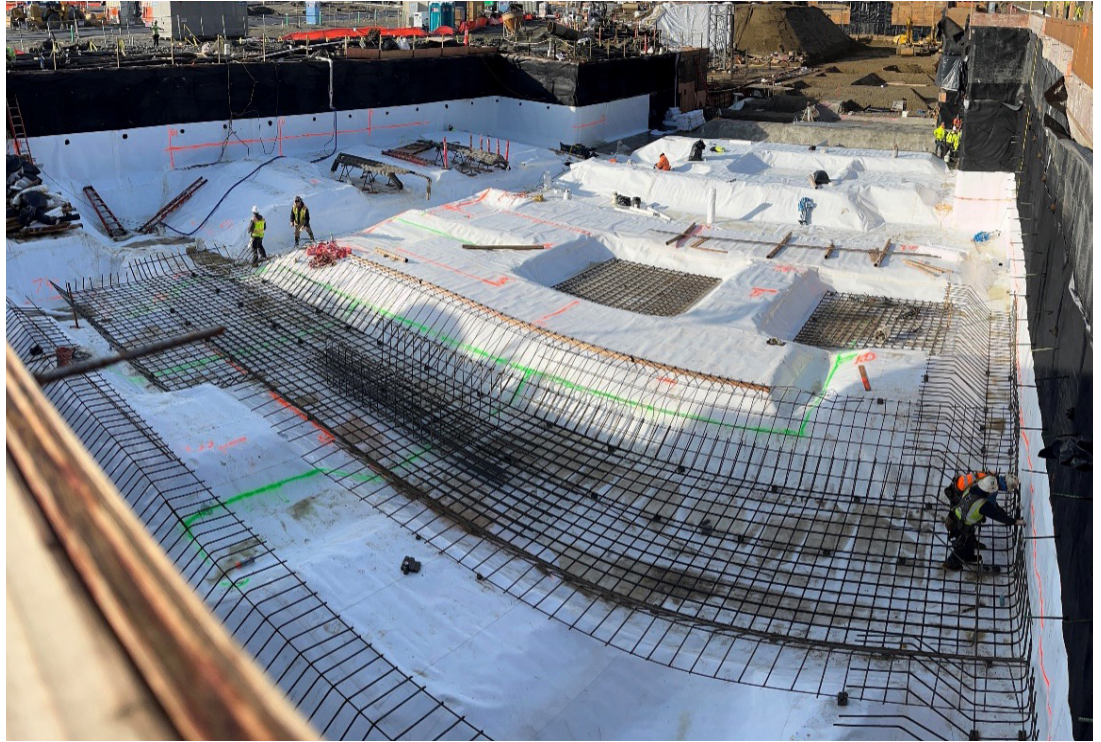
Application: Waterproofing at walls, full bathtub installation

General Contractor: Trammell Crow Residential

Architect: HLR | Hensley Lamkin Rachel, Inc

Systems: E.Protect, HotDeck, PreTak

Building Envelope Consultant: 4EA



EPRO Install Prevails, Stays Ahead of Schedule in Tough Seattle Winter

The Alexan Woodinville development is designed to be a lifestyle experience, combining over 230 apartments with retail and leisure space centered around the popular local vineyards and wine tasting district. Located on the Woodinville-Redmond Road just outside of Seattle, the planned community spans over 20 acres and aims to unite convenient living options with local tourist destinations.

Much of the residential construction occurred during the fall and winter, and in this area, weather conditions can be tough. And "tough" was an understatement during the end of 2024 and start of 2025: "This was one of the wettest and darkest winters Seattle ever experienced," says Del Bennett, Senior Lead, Superintendent, Trammell Crow Residential. "On site, we had atmospheric rivers, a lot of snow, and a great deal of mud."

Due to hydrostatic conditions below grade, EPRO were able to provide a suite of solutions to wholly protect the site. The team determined that E.Protect and PreTak combined would be ideal for this project, and 45,000 square feet protect the walls, while a further 104,000 square feet was installed under slab. "A full bathtub installation was required below grade due to the water table height," Bennett says, "This was very challenging because of the weather and the mud. But the EPRO team were able to get us everything we needed and keep us on schedule."

Installation continued, at times, into the dark.

Applying e.spray to the walls via genie lift.



Scott Matthews, of Trammell Crow Residential, adds, “Out of the systems we had to choose from that best fit the site’s needs, EPRO was selected due to overall performance and cost.”

E.Protect is ideal for below-grade building foundations requiring pre-applied underslab waterproofing protection and is compatible with cast-in-place concrete and shotcrete. PreTak is a pre-applied high-density polyethylene (HDPE) sheet waterproofing membrane combined with a pressure sensitive adhesive that fully adheres to cast in place concrete and shotcrete to prevent lateral water migration in both blindside shoring and underslab applications. Installation is productive and reliable with up to 8 ft wide rolls to minimize seams.

“This was a good job,” says Ken Betts, Owner, Lizard Waterproofing and Deck Coatings LLC, the EPRO installer. “PreTak is great in tough weather, but even the cold here was a challenge – we had a solution to install successfully, which involved warming up the product enough for it to stick. Even in the pouring rain, though, we were able to get it down, which kept things moving forward.”

Both systems were also able to tie into the expansion joint, meaning EPRO provided the necessary materials to protect the building envelope. As an added bonus, e.spray, a component of the E.Protect system, is fast to install at the walls which created a positive domino effect and helped all trades move forward ahead of schedule.

“EPRO was the one stop shop for everything, including the NDL warranty, and the team was super helpful,” Bennett adds. “We were able to shave off around two weeks from the schedule by combining E.Protect and PreTak – and it was my first experience working with PreTak.”