CASE HISTORY Morristown, NJ

Geo-Seal 60 Ideal for New York Red Bulls New Training Facility: Installed Successfully Through Freezing Temperatures

"Geo-Seal 60 application was completed in a timely manner and pushed the client's schedule forward."

William Stetson, Project Manager, Edgeboro International, Inc.

The New York Red Bulls new training complex spans 80 acres, and this state of the art space is located in Morristown, NJ. The facility is awash with amenities and is designed to support all of the club's professional and youth teams.

Upon completion, there will be eight full-sized soccer fields, plus training areas, a turf field, locker rooms, a gym, a dining hall, academic spaces, physiotherapy areas, and offices. It is anticipated the facility will open by fall 2025 and be fully functional in time for the 2026 World Cup.

Vapor barrier installation started in winter months at the end of 2024 and into 2025: Edgeboro International, Inc. was the company tasked with providing a durable vapor barrier that met the 40 mil thickness criteria to protect the entire site.

"We settled on EPRO's Geo-Seal 60 system – and over 100,000 square feet was applied in total," explains Bill Stetson, Project Manager, Edgeboro. "It's a 3 layer system comprised of an 11 mil HDPE liner, which is spray sealed to all penetrations, terminations, and overlaps, to which 30 mils of CORE is bulk sprayed, smoke and thickness

Project Size: 170,000 SF
Installer: Edgeboro International, Inc.
Construction Manager: March Associates
System: Geo-Seal 60

Geo-Seal 60 installation in progress.

Highlighting completed pipe penetrations.

tested. On top, a layer of protection fabric is added, completing the system."

Geo-Seal 60 is ideal for sites that require a preemptive mitigation solution, and that also benefit from a vapor intrusion barrier that is more robust and resistant to construction traffic than simple single sheet membranes. This system boasts a thicker, sturdier barrier, and has the ability to provide strong seals around penetrations and termination points.

"Because of the site design, which also includes elevators, pool, spa, subgrade haunches, and penetration dense areas, a spray sealed option was the most sensible choice," says Stetson.

The team also had to devise solutions to apply Geo-Seal 60 during less than ideal conditions – and all trades collaborated to make this happen.

"The system was applied to multiple structures within the campus, during various phases of construction, notably, during the winter months," says Stetson. "With freezing temperatures, the contractor chose to enclose work areas under tarps with heaters to allow subgrade temps to be satisfactory for concrete. With temperatures regulated, Geo-Seal 60 application was completed in a timely manner and pushed the client's schedule forward."