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Sam Nicolette,
Project Manager,
Osprey Contracting,
Co.



Project Size: 53,000 SF
Application: Vapor intrusion mitigation, contaminant waterproofing system
General Contractor: Hourigan Construction
Installer: Osprey Contracting, Co.
Systems: Geo-Seal 100, PreTak, XT5
Architect: William Rawn Associates, Glavé + Holmes Architecture



EPRO SYSTEMS PROTECT AND ENCAPSULATE BELOW GRADE FOUNDATION AT VCU

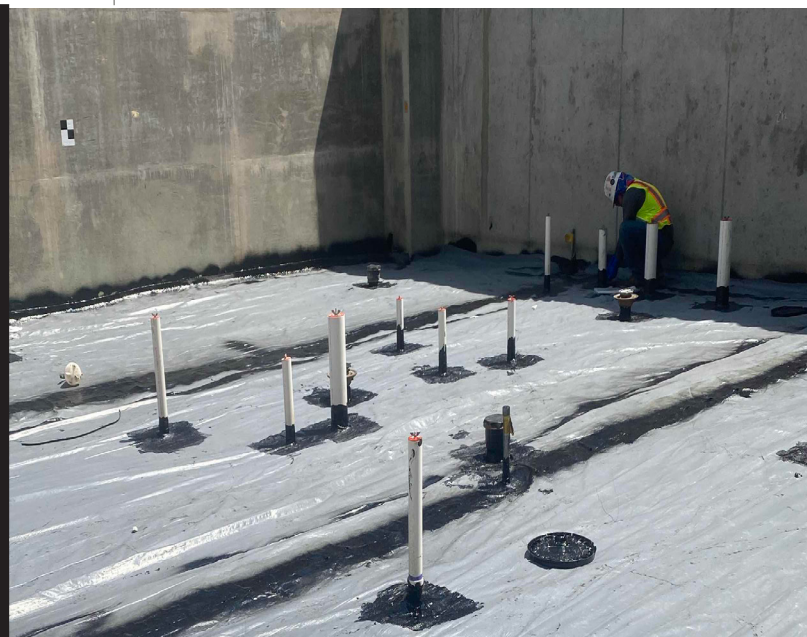
The new Virginia Commonwealth University (VCU) Arts and Innovation Academic Building is designed to unite all associated academic programs into one single location. Architect William Rawn Associates is partnering with Glavé + Holmes Architecture on this structure, which will span eight stories and is designed to integrate into the surrounding Richmond neighborhood. According to William Rawn, this complex “marks the intersection of two major boulevards in a profoundly open and welcoming way through main public spaces...[structural] features create an outward looking building that animates the Richmond Arts District neighborhood.”

Built on land that formerly contained underground fuel tanks, soil samples confirmed that petroleum contamination was present. To protect the building and future occupants, it was determined that a vapor intrusion barrier and a contaminant waterproofing system were required. Consequently, EPRO systems were installed to encapsulate the below grade foundation. 37,000 square feet of Geo-Seal 100 was installed under slab and 16,000 square feet of PreTak was the ideal fit for the foundation walls.

EPRO tieback cover detail



Installation in progress.



Matt Daum, Project Manager, of Hourigan Construction (the GC) was impressed by Geo-Seal: "It was my first time working with this EPRO system," he explains, "And we found it to be great."

He adds, "In terms of overall material footprint, it was really easy to coordinate bringing it on site and set up – everything was contained. As an added bonus, the operation of applying the membrane was really efficient."

Geo-Seal 100 is the most chemically resistant vapor intrusion barrier on the market today according to third party independent testing. Designed to be thick and robust, Geo-Seal 100 can withstand the rigors of modern-day construction by providing high tensile strength, puncture resistance and robust seals around penetrations, and terminations.

PreTak was specified and installed for the vertical foundation walls due to the project's unique use of below-grade space. The subterranean area features theater operations and storage, screening and dressing rooms, and classrooms – meaning that it was imperative that this area was well-protected against water and contaminant vapor ingress.

To round out the EPRO suite of products on this building, the XT5 urethane coatings system was implemented in the elevator pits and loading dock.

Installer, Osprey Contracting Co., are not newcomers to EPRO's product lines, but appreciate well-rounded guidance and assistance throughout the project journey. Sam Nicolette, the Osprey Project Manager, explains "The EPRO team is awesome, I like the fact they are so engaged throughout the project. Significantly, they get involved in the shop drawings, that's not something other people do. They can wrap up an entire shop drawing package – it's a huge resource for us and for the projects we work on together."