

PROJECT PROFILE

Whitney Center, Hamden, Conn.

Retirement Home Undergoes Renaissance

Senior Housing, designed to address the needs of seniors seeking active adult, independent living, assisted living, or continuing care retirement housing, is America's largest growth industry. Senior housing has grown to nearly 50,000 communities, housing more than 1 million seniors in the U.S. According to the Census Bureau, that number will nearly double by 2020.

Aging Baby Boomers, who represent more than 70% of all financial assets in the United States, are driving that growth. And they're demanding housing options very different from the ones offered to their parents. They want communities that remind them of homes rather than institutions.

Retirement communities like Whitney Center are responding to the demand, offering upscale amenities like a Community Center, bank, post office, private dining rooms, indoor pool and other conveniences. Based in Hamden, Massachusetts, Whitney Center is a not-for-profit corporation that has served seniors since 1979 under the direction of a volunteer board of directors.

With an occupancy rate of 97%, Whitney Center recognized in 2006 the opportunity for upscale growth and began planning "Renaissance Expansion." Phase One of the building and renovation project included plans for 88 new luxury apartments, new community spaces and a new parking garage. Brisk advance reservations in 2008 helped secure financing the following year, despite nationwide foreclosures, bailouts and bank failures.



Renaissance Expansion broke ground in December 2009 and was officially on the fast track when it was announced that Phase One would open in September 2011. That meant waterproofing contractor Daniels Caulking was on the fast track as well when it began working on the job in June 2010. Owner Andy Peterson said his crew had just over three months to install an air and vapor barrier on the seven story apartment building, as well as waterproof the parking garage.

"This job was very fast-tracked," said Peterson. "We had to beat the weather. The general contractor wanted the building to be sealed up before winter so they could start work on the inside. We had until the middle of August to complete our part of the job."

Whitney Center at a glance

Location:

Hamden, Conn.

Owner:

Whitney Center Properties

Architect:

SFCS Architectural Engineering

General Contractor:

KBE Building Corporation

Carlisle Coatings & Waterproofing Contractor:

Daniels Caulking

Carlisle Coatings & Waterproofing Products:

- Barritech VP
- CCW 860 MiraDRI®
- LM-800XL mastic
- 705 Air & Vapor Barrier Strips
- 702 contact adhesive

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With the need for speed, Peterson wanted products that could move as fast as his approaching deadline. Although another product was specified, Peterson convinced contractors that spraying Barritech VP would allow his crew to install the AVB as quickly as the Densglass sheathing was installed.

“The way CCW Barritech VP is engineered, you can use caulk rather than tape,” he said. “So instead of having to tape more than 55,000 square feet of Densglass sheathing joints, we could use caulk and save a lot of time.”

Manufactured by Carlisle Coatings & Waterproofing, Barritech VP is a fluid-applied membrane that functions as an air and water vapor barrier. It fully adheres to the substrate without the need for a primer. The elastic nature of Barritech VP lets it bridge cracks and seal around penetrations to create a continuous, monolithic air and vapor barrier. Barritech VP may be rolled or sprayed using a standard one-part spray applicator. Importantly to Peterson, an approved sealant can be used in the sheathing joints as long as the joint is ¼ inch or less.

On the apartment building, the Daniels crew installed a bead of CCW LM 800 XL at all sheathing joint transitions and then sprayed Barritech VP at 90 mils wet. The crew also flashed window and door openings using CCW 702 Contact Adhesive and CCW 705 Air and Vapor Barrier Strips.

CCW 705 Air and Vapor Barriers are 40 mil thick, self-adhering membranes. They are adhered with a contact adhesive and easily installed on concrete block, aluminum, exterior gypsum sheathing or wood.

“The architect wanted a dry mil thickness of 47, so we sprayed the Barritech VP a little thicker than normal,” Peterson said. “My applicator said spraying Barritech VP was really easy. It performed especially well when we had to spray around the numerous balconies. He also said that set up and clean up was simple. Most importantly, using Barritech VP saved us at least two weeks time since we were caulking rather than taping.”

The 5,000 square foot parking garage was waterproofed below grade using CCW MiraDRI 860, a peel-and-stick membrane that is easy to handle, simple to apply and provides long-lasting protection. The substrate was primed using CCW 702 prior to the MiraDRI installation. CCW 704 Mastic was also used to detail terminations in the waterproofing membrane.

Daniels said a big challenge was coordinating with the Densglass and masonry crews. “We had to keep up with the Densglass guys who were working in front of us and also stay ahead of the masonry guys who were right behind us. We had to work fast. And thanks to Carlisle products we could. We turned everything over to the general contractors right on time.”

