

## Marriott Ko Olina Resort Oahu, Hawaii



This project is located at Ko Olina on the western end of Oahu, approximately 20 miles from Honolulu, Hawaii. The building encloses approximately 382,000 sq. ft. of timeshare units and shell space all connected to a 162 space above ground parking structure, all located on a 3.8 acre site. This project is a cast in place concrete structure with post-tensioned elevated decks.

Several US SPEC products were used to complete this project. After the final stripping of the forms, the exterior concrete needed to be smoothed over to give it a consistent aesthetic appearance. The product chosen for this was US SPEC P3. This product is an aggregate free blend of portland cement, specialty polymers and proprietary admixtures designed to provide a smooth, untextured finish. The contractors liked P3 for its long pot life, enabling them to spend more time patching and less time mixing. The smooth and creamy consistency of the product made it very easy to apply and finish.

In other areas, deeper repairs needed to be made and there were cutouts that needed to be patched before the final finish could be applied. US SPEC Quick Set 20, a rapid setting concrete patching material for vertical, horizontal and overhead applications, was chosen. This worked well because the contractors could patch areas from a feather edge to 2" deep in a single lift. The fast setting time allowed them to place P3 over these deep repairs quickly and stay on schedule.



Some other items that were addressed during the project were repairs to the structural columns. Since these repairs were on structural support pieces of the building and not just a cosmetic fix, a strong and durable repair was needed. US SPEC V/O Patch was selected. This one-component, polymer modified mortar provides a fast setting patch for vertical and overhead repairs up to a 2" depth. This product also contains corrosion inhibitors which are important due to Hawaii's high humidity where rebar can easily become corroded. Contractors liked the workability of the product which stayed where they wanted it and had good shaving properties to match the existing elevations of the concrete.

Other products used included US SPEC SLU, which provided a level floor prior to the installation of high end wood floors and carpet. SLU has fast setting, self-curing properties which allowed the room to be open to foot traffic quickly, keeping the project running along smoothly and on time. US SPEC Multicoat EVA was used as the liquid bonding agent prior to pouring the SLU.

## US SPEC PRODUCTS

### P3

*SandLess, Smoothing and Resurfacing Coating*

US SPEC P3 will provide a smooth, un surface for thin surface repairs, coatings and restoration application. It exhibits a long working time and superior workability by maintaining a creamy consistency for easy troweling or spreading.

### Quick Set 20

*Rapid Setting Repair Mortar*

Quick Set 20 is a concrete patching material designed for horizontal, vertical and overhead applications. Can be used for a wide variety of concrete surface repairs.

### V/O Patch

*One Component Patching Mortar with Penetrating Corrosion Inhibitors*

V/O Patch is a dry polymer modified portland cement mortar. It is a fast setting material for vertical and overhead repairs for applications up to 2" in depth. It is non-corrosive and exhibits superior workability by maintaining a non-sag consistency for easy molding and shaving.

### SLU

*Cementitious Self-Leveling Floor Underlayment*

SLU is ideal for creating a smooth level surface in interior applications. This product will provide a hard surface in 4 hours without the labor intensity of hand applied materials. Polymer modified for increased adhesion to concrete surfaces.