

Village Center Station Centennial, CO



Contractor: The Weitz Company

Architect: Davis Partnership

Size: 232,000 Square Feet

Achievements: LEED Silver

US SPEC Products: PWR-10, Maxcure Resin Clear, Maxi Concrete Cleaner

The Weitz Company has recently completed a large office/retail project in the Denver Tech Center, adjacent to the RTD light rail station. Village Center Station is comprised of three Class A Office buildings and prominent retail. This project is slated to achieve LEED Silver but may actually achieve LEED Gold.

The Weitz Company chose several US SPEC products to be used on the exterior area of this building. This is a high traffic area that needed a durable and aesthetically appealing finish. They were pouring 50,000 sq. ft. of sand finish concrete (light exposed aggregate) and contacted US SPEC for recommendations on curing and sealing this high traffic area.

The project was done in several pours, and US SPEC Maxcure Resin Clear was selected to initially cure the concrete and ensure it reaches its mix design specifications. Maxcure Resin Clear is a water-emulsion, VOC compliant, dissipating resin curing compound. It forms a membrane film on the surface of the concrete that optimizes water retention for maximum hydration and compressive strength. With the project slated for LEED Silver status, an additional benefit was the low VOC content which contributed to LEED EQ Credit 4.2 for Indoor Environmental Air Quality. The contractor liked how this cure broke down over time when exposed to heat, UV and normal construction traffic. This made it easier for them to remove the residual compounds that were left and ensured the next step, sealing, would not be inhibited.



Weitz Company wanted a sealer that would protect the concrete from the high volume of pedestrian traffic, spills and routine clearing of snow during Colorado's winters. A tough and durable sealer was requested that would not show wear patterns or be marred by the heavy use. US SPEC recommended PWR-10, a high quality, general purpose water repellent, to provide long term weatherproof protection. PWR-10 will also inhibit efflorescence and spalling due to freeze-thaw cycles. Because this sealer reacts with the concrete and does not leave a membrane on the surface, there is no need for re-sealing over time to cover wear patterns that may occur with other sealers. This will keep maintenance costs down over the life of the structure.

The contractor liked the application - no special equipment is needed. Areas were also quickly opened to pedestrian and construction traffic after application. In addition, PWR-10 also contributed to LEED EQ Credit 4.2 for Indoor Environmental Air Quality.

US SPEC PRODUCTS

PWR-10

Penetrating Water Based Silane / Siloxane Water Repellent

US SPEC PWR-10 is a water-based, solventless emulsion of silane and siloxane (10% active content). This product is used as a high quality, general purpose water repellent to provide long term weatherproof protection. **PWR-10** reduces the capillary absorption of the structure which it has penetrated but will not clog pores or capillaries. Therefore, there is little or zero impairment of the structure's ability to breathe. Usage of this product increases concrete and masonry service life as it prevents attack by moisture, chloride ions and other alkalis.

Maxcure Resin Clear

Water-Emulsion, Dissipating Resin Curing Compound

Maxcure Resin Clear is a VOC compliant, concrete curing compound. It is formulated to form a membrane film on the surface of concrete that optimizes water retention for maximum concrete hydration and compressive strength.

Maxcure Resin Clear dries to a clear film designed to dissipate and wear away when exposed to heat, traffic and ultra violet radiation. Also available in a white formula that increases reflectance properties thereby reducing surface temperature and minimizing vapor pressure and moisture loss.

Maxi Concrete Cleaner

Concrete Cleaner and Stripper

Maxi Concrete Cleaner is an organic cleaning system that breaks down most form oils, greases, curing compounds, sealers, graffiti and mastics. This product is safe to use on a variety of surfaces including masonry, concrete, CMU block, paving tiles, metals, natural stone, etc.