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Surmac Inc. earns ICRI honors

The **International Concrete Repair Institute (ICRI)** conducts an awards program each year to honor and recognize outstanding projects in the concrete repair industry worldwide.

Among the entries that were received, one San Marcos firm's winning project stood out.

Repair contractor **Surmac Inc.** captured the ICRI 2004 Award of Merit for its Lanark Distribution Center Project. The project engineer/designer was San Antonio-based **PSI**.

The 156,000-sf industrial warehouse is located at Lanark Street and Walzem Road in San Antonio, "was in really bad shape," said Surmac owner **Rick Watson**.

The warehouse is a concrete tilt-wall, dock high structure with a steel joist and built-up roof system. The warehouse owners, **Cross & Co.**, were not satisfied by the conventional repair approach that had been offered to them - removing and replacing the slab.

The owners purchased the facility for long-term investment purposes and consulted with a local concrete contractor who assessed that more than 40 percent of the floor would require total removal and replacement.

There were expansion and control joint deterioration issues; failed epoxy repairs; a need to remove over 5,000



threaded imbedded screws anchored in the floor; dock door thresholds that needed steel structure demolition and rebuilding; and residue accumulated due to prior operations.

The concrete damage was a result of a lack of maintenance, overloading,

abuse, curling, chemical damage, impact damage, poor mix design and finishing.

"We came up with some very innovative ways to keep from tearing out more than 50,000 sf of concrete," Watson said. "In fact, we rehabilitated the floors without having to tear out a single square foot."

But the combination of processes was very complicated, he added. "We used a whole variety of techniques from rebonding some of the concrete to actually milling a quarter or half inch off the surface of around 40,000 sf and doing thin, high-strength overlays on these areas.

"It is, I think, the first time all of the techniques have been used in one application," Watson noted. "We were able to take all the things we've learned over the years and combine them on one project."

The repaired surface offers greater strength, structural integrity, aesthetic value and longevity than that offered by any traditional repair method, the institute wrote in making its award.

It is estimated that the owner saved around \$100,000. Eliminating the need to remove a significant amount of concrete prevented much of the traditional waste produced in this type of endeavor. "They were very happy," Watson agreed.

ICRI is the only association in the concrete industry devoted solely to repair and restoration. Membership includes contractors, manufacturers, engineers, distributors, owners and other professionals with a common goal: prolonging the useful life of concrete through quality repair, restoration and protection.