

# The **MIRACOTE**<sup>®</sup> SOLUTION

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## MIRACOTE "Pools" Resources at the City of Modesto Centre Plaza Fountain Renovation

The City of Modesto is known for its beauty and classic architecture. Over the past few years, revitalization of the downtown area has been a priority for the city.

Restoring the landmark fountain was important to city administrators because it is an important part of the charm of the downtown shopping, dining and entertainment center.

### The Challenge

The community's water fountain, located at Modesto Centre Plaza, had been leaking for several years. It became apparent that a

Recognizing that several past attempts to stop the leaking had been futile, the project

**Project:** Water Fountain and Pool Restoration, Modesto, CA  
**Submitted by:** Ron Borum/ Jim Rowe / Miracote  
**Contractor:** Concrete Innovations by Hallack / Julio A. Hallack  
**Products Used:** Membrane A w/Fabric, Miracote MPC and Miraseal

manager was in a quandary. He needed to locate a knowledgeable and reliable contractor to help him solve the problem.

Recalling the successful installation of the large sidewalk waterproofing project completed for the city two years earlier, the project manager contacted the contractor, Julio A. Hallack, owner of Concrete Innovations by Hallack. Julio's crews are



repair was necessary when the outer brick wall of the fountain noticeably discolored due to water leaking and evaporating.

trained installers of Miracote's concrete repair, underlayment, overlayment and decorative products. After discussing the

repair with the project manager, Julio knew that Miracote was the right solution for this recurring problem.

### The Solution

A meeting was scheduled with the Modesto Centre Plaza project manager to evaluate the fountain. Julio contacted Ron Borum, Executive Vice President of Crossfield Products Corp., a globally recognized leader in the manufacturing of a broad line of construction chemicals – including Miracote. Together, this team of experts carefully inspected the 1,700 square foot pool and basin area. After discussing several restoration options, Crossfield recommended installing a tough, yet flexible waterproofing system as the best solution to this chronic leakage problem.

### The MIRACOTE Action

To begin the project, the pool and basin needed to be drained and pressure washed to remove the laitance and other potential contaminants. Once cleaned and dried, the cracks were addressed with a flexible urethane sealant. Next, the entire area was coated with a 25 mil roller application of Miracote's Membrane A, a durable waterproofing membrane. While

still wet, reinforcing fabric was embedded into the Membrane A. This high quality fabric absorbs movement up to 1/16" and enhances the waterproofing benefits of Membrane A. After curing for a few hours, a second lift of Membrane A was applied over the fabric to saturate and encapsulate it, providing maximum flexibility and

waterproofing. The following day, Charcoal Gray Miracote MPC was squeegee applied in three consecutive lifts to achieve a total thickness of 3/32". The MPC polymerized cementitious basecoat filled surface unevenness, rendering a smooth finish ready for the final topcoat. The final day of the project consisted of two roller coat applications of

Miraseal over the MPC. Miraseal is a tough yet economical acrylic sealer that delivers superior UV and abrasion resistance and is ideal for outdoor applications.

This high profile project finished well ahead of schedule, much to the delight of city officials and residents. Miracote and Concrete Innovations by Hallack delivered a superior solution. Now young and old alike can enjoy the benefits noted by the city's slogan, "Water, Wealth, Contentment and Health" when they sit beside the picturesque fountain in the beautiful town of Modesto.



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