



**Engineering and Building  
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**TO WHOM IT MAY CONCERN:**

Back in the spring of 2004, the City of Redondo Beach was in dire need of waterproofing the top deck of our pier parking structure. Our objectives for the scope of work included concrete restoration, waterproofing, long term protection and overall aesthetics of the finished system. We have used elastomeric polyurethane coatings on our parking decks in the past, and their performance has not met our expectations. We found that these types of coatings, even applied to our covered decks, were not capable of servicing our needs for the length of time that we anticipated.

The Miracote MPC Parking Deck System caught my attention due to its ability to waterproof concrete on the positive side yet allow for breathability of moisture vapor from the negative side. This made perfect sense as this type of waterproofing system would reduce and minimize the potential for corrosion of the rebar. In addition, the use of this deck coating eliminated the blistering that has been occurring on many of our parking decks where we had polyurethane coatings applied and moisture was unable to escape. The upper two levels are in the open and thus presented an ideal situation to use the Miracote product.

The Miracote MPC Parking Deck System was applied after the cracks were detailed and treated as recommended in their installation guideline for the system. The color and appearance looked like regular sweat-finished concrete, and most of our staff could not tell the difference. As we have been so impressed by the performance, longevity, and low maintenance of this system, we recently specified the MPC Parking Deck System for our parking deck right below the one we did seven years ago.

The lower parking deck ramp was in really bad condition despite having an existing polyurethane coating for waterproofing protection. The lack of a polyurethane deck coating's ability to allow moisture vapor to escape resulted in accelerated corrosion of the rebar which lead to widespread spalling of the concrete. It was necessary to pour a topping slab on half the area prior to waterproofing and resurfacing with the Miracote deck system. The City chose to go with a higher aesthetic appearance than the top deck to enhance curb appeal. Once finished, the parking deck looked like an integrally colored, power troweled concrete deck. We could not believe the versatility of the Miracote MPC with the many different ways that it could be finished.

We have done little to no maintenance on either of these decks, and they are still holding up tremendously. I would not hesitate to recommend Miracote for a top coating protection of an outdoor facility subject to pedestrian or vehicular traffic. It is well worth the money and the effort to have it installed. I feel that you will be pleasantly surprised as to its durability.

Sincerely,

  
Mazin Azzawi  
Civil Engineer