



Like Changing Tires on a Moving Car

THE CLAREMONT HOTEL POOL DECK RESTORATION STORY



At first glance the Claremont Hotel Club and Spa project seemed like any other 25,000 square foot pool deck restoration project. The ritzy, legendary Berkeley, Calif.-area resort hotel's three-pool aquatic center had a cracked, worn-out deck. It was a challenging but doable project.

Then concrete restoration expert Julio Hallack received the kicker: "We won't shut down. You have to work around members and guests." Yes, Hallack's six-person crew had to patch, grind, coat, and seal with adults and children cavorting throughout the jobsite.

"This was the first time in my 24-year business career I had to work like that on a project of this scale," said Hallack, president and CEO of Concrete by Hallack, a Turlock, Calif.-based company. Concrete by Hallack is widely respected throughout the West Coast for delivering exceptional results on difficult concrete restoration projects.

CHALLENGE

The pool complex was undergoing major renovations, many were repairs from the famous October 1989 San Francisco earthquake. The 25-yard lap pool, for example, had to undergo a hydraulic injection to compensate for an 8-10 inch settlement. "There were lots of cracks. The existing coating was installed about 10 years ago. The deck area around the pools was completely



worn out. The children's pool had dangerously cracked tiles. Every single drain, without exception, required repair," Hallack said.

Hallack and his crew of six did everything possible to reduce member inconvenience. As hard as they tried, Hallack had to continuously deal with member complaints about noise, dust, or smell.

To top it off, Hallack was walking into a project already up to eight weeks behind schedule. New deck pours would take weeks of curing time, delaying finishing work and rattling members even more.

SOLUTION

The general contractor recommended deck restoration products familiar to Hallack. "But I was comfortable with Miracote. I presented ownership with the Miracote facts, references, and case studies. They agreed to change."

The primary product was Miracote MPC, a dual-component polymer modified cementitious overlay. The elastic properties of Miracote MPC are ideal for the seismic activity and fluctuating temperatures of the Bay Area. To speed cure time on one 5,000 SF pour, Hallack's team applied MiraPrime Aqua-Blok XL, collapsing a scheduled 28-day curing window to just seven days to the hotel's delight.



Other Miracote products were used to repair or level concrete and color and seal the deck, such as MiraPatch RM 1 and MiraGard HD 100.

"I had to be a Ph.D. in customer relations," Hallack explains. "I told my staff to be very polite and direct club members to me. I was in control of the jobsite. As contractors, we need to know how to manage people and protect our business."

OUTCOME

"Hotel management is pleased," Hallack reports. "The new deck looks so good, the existing furniture didn't look right. So they bought all-new furniture. We saved the club tens of thousands of dollars by working around members. I'm very proud of my staff. I have to thank Miracote too. Their support is unique and very powerful. They know what it is like to get on your knees and work a grinder. That's rare in this industry. They're humble people with great products that I trust." ●

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