



PROJECT HIGHLIGHT

RECREATION

Miami Beach Police Department • Miami Beach, FL



Garland's Plaza Deck System Seals, Waterproofs Police Station



CHALLENGE

For several years, water has been leaking into the Miami Beach Police Department from its multi-level parking garage. The problem has been a constant annoyance, with water damaging ceiling tiles and forming puddles in hallways. The parking garage is heavily used throughout the year by the department's 700 police officers. Maintenance personnel have tried making repairs various times, but the problem has persisted. Ramon Duarte, the city's superintendent for property management, explained, "It was leaking everywhere, through the walls and roof as well as different joints of the parking garage. There was a lot of trouble in that building."

SOLUTION

The city has a diligent preventive maintenance program that requires buildings to be inspected yearly with work prioritized based on urgency. As a part of that maintenance program, Duarte worked with local Garland representative, Matt McDermott, to perform a building envelope and structural analysis on the parking garage. It was determined that the parking garage's horizontal and perimeter joints were failing, allowing water to enter the building. Additionally, the waterproofing for the vehicle impound area had completely worn away or failed in many areas.

The top deck of the parking garage and ramp was stripped, primed and then coated with Garland's Dura-Walk® plaza deck elastomeric waterproofing system, including a base coat, wear coat and top coat. The wear coat included sand aggregate to provide traction and additional wear protection. Additionally, old joints were removed and new, oversized backer rod was installed and then resealed with Garland's high-performance Green-Lock® Sealant XL adhesive sealant designed to accommodate the most severe building movements. The walls, columns and parapets were coated with Garland's Tuff-Coat™ acrylic architectural wall coating to provide dampproofing protection. McDermott coordinated the project with Hartzell Construction, Inc. of Pompano Beach, Florida.

The city of Miami Beach procured the project through the U.S. Communities Government Purchasing Alliance™ (U.S. Communities) contract for roofing materials and related services currently held by Garland/DBS, Inc. The contract was competitively bid nationwide by a lead agency member of U.S. Communities, in keeping with national and regional requirements of other agency participants. Purchasing cooperatives such as U.S. Communities allow public agencies to pool their purchasing through nationally solicited contracts, helping to save time and money compared to the traditional procured methods.

Duarte was pleased with the success of the project, his first with Garland. "It took a lot of effort as far as the logistics of redirecting cars to complete one section at a time, but I think everything went smoothly," he said. Garland is also assisting with a roof replacement project on the police station.

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